BOARD OF ADJUSTMENT ZONING APPEALS  
CITY AND COUNTY OF DENVER  
201 West Colfax Avenue, Department 201  
Denver CO, 80202  

PREMISES AFFECTED: 3607 North Lowell Boulevard  
LEGAL DESCRIPTION: Lot 42 & North 1/2 of Lot 41, Block 2, Cumberland  

APPLICANT(S)  
Eriberto Cervantes & Kathy Luna, 3607 North Lowell Boulevard, Denver, CO 80211  

APPEARANCES:  
APPLICANT: Request To Dismiss with Refund (Eriberto Cervantes, September 12, 2023)  

SUBJECT: Appeal of an order to discontinue maintaining a Detached Garage projecting 1 foot through the south bulk plane, and exceeding the maximum height by 4.5 inches (17 foot maximum height permitted), not built according to the approved plans, in a U-SU-B1 zone  

ACTION OF THE BOARD:  
CASE DISMISSED at the request of the Applicants, upon a finding that the project could be properly permitted through an Administrative Adjustment and did not need to be sent to the Board. A 100% refund of the $200 filing fee is authorized by the Board’s Revised Rules of Procedure under Article VII.3.c. NOTE: The refund check will arrive under separate cover from the Denver Controller’s Office. Please contact the Board’s staff at 720-913-3050 if the check has not arrived within 45 days.  

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Ignacio Correa-Ortiz, Chair  

Austin Keithler  
Austin E Keithler, Director  

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE WHETHER ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.